

Information of interest from the CMS Region V meeting held December 12 & 13, 2011 in Chicago.

A Life Safety Code update was given by Steve Pelinski, Bruce Wexelberg and Dan Kristola. The following information was shared and discussed regarding Federal K tags for Life Safety Codes:

A top ten deficiencies and helpful hints to avoid them were presented and are as follows:

Top Ten Deficiencies and Helpful Hints to Avoid Them

(Deficiency numbers for Region V from FY11)

K29-Hazardous Areas

- Doors for nonsprinklered hazardous areas must be at least 45min fire resistance rated (there should be 3 unpainted labels on each door) (Existing HC)
- Hazardous area enclosure may need to be 1hr fire resistance rated in addition to required sprinkler protection (New HC and severe hazard existing HC)
- Doors for all hazardous areas need to fully self-close (All hazardous room doors will be tested on a survey)
- Soiled utility bins need to be stored in a hazardous room when unattended
- Doors can only be held open by a device that releases upon activation of the fire alarm system, local smoke detectors, and /or the sprinkler system

Other topics discussed with K29 tag:

1. The use of unoccupied resident rooms for storage becomes a hazardous area-due to the lack of safety features recommended for storage areas.

K62- Sprinkler System Inspection, Testing and Maintenance

- Sprinklers cannot be painted, corroded/oxidized, laded or have other impediment
- The spare sprinkler cabinet must contain at least six sprinklers, with the stock being at least two of each type and temperature rating of sprinkler installed in the building. Also there must be special sprinkler wrench for each type of sprinkler

Other topics discussed with K62 tag:

1. Sprinklers must be inspected every quarter (90days or calendar quarter)
2. No caps on sprinkler heads

K144 –Emergency Generators

- Weekly visual inspections must be conducted and documented (Manufacturer's recommendations list or list of applicable items from NFPA 110 Appendix A)

- Monthly load test must be done for a minimum of 30 minutes under load (cool down without load must be outside of the 30min test)
- Monthly load tests for all generators must meet one of the requirements of NFPA 110 Section 6-4.2 (There must be sufficient information to show how the load tests meet requirements)
- A remote annunciator panel must be installed in a separate location from the generator with an audible trouble signal in a location where it can be heard 24hrs a day (Remote panel trouble indicators should at a minimum mirror the trouble indicators on the generator. If no trouble indicators on generator, remote panel should consist of a general audible and visual trouble alarm)
- If generator is located indoors there must be a battery-powered emergency light in the generator room. If the generator is located outdoors then there either needs to be battery-powered emergency light at the generator location or it needs to be accessible for a car to provide illumination with its headlights (A flashlight at the generator location does not meet this requirement)

Other topic discussed with K 144 tag:

1. Weekly inspection for routine maintenance inspection- when the generator is not running. This needs to be well documented.

K18 –Corridor Doors

- Corridor doors can be held open with a device that releases with a push or pull of the door, if the door is not required to be self-closing or automatically releases upon activation of the fire alarm system if required to be self-closing
- Corridor doors in sprinklered buildings must be smoke resisting (gap between the face of the door and the stop on the frame cannot exceed .5in). Corridor doors in nonsprinklered building must be 20 min fire resistance rated or be 1.75 in solid –bonded wood core and must be smoke resisting (gap between the face of the door and the stop on the frame cannot exceed .25in.
- Corridor doors require automatic positive latches

K50- Fire Drills

- Fire drills must be documented (Time, date, transmission of alarm, etc.)
- Fire drills must be conducted at a frequency of one per shift per quarter
- Fire drills must be conducted under varying conditions (Time during shift, location, type of fire, etc.)

Other topics discussed with K50 tag:

1. 3 of the 4 fire drills are within an hour of each other are viewed to establish a pattern of noncompliance;
2. 75% threshold is being used with transmission equipment tested quarterly

3. Document as much detail as necessary to prove fire drills were done-The time, what it showed, when done, who did it, etc.

K38- Means of Egress

- The floor level on each side of the door must be level (In existing buildings there can be grade change if the change is equal to that on one step)
- Delayed egress devices can only be installed in a building that has either a complete sprinkler system or completed fire detection system. Also, there must be an instruction sign on the door with a delayed-egress device. Delayed-egress devices must release upon activation of the fire alarm or within 15 seconds of an acceptable amount of force being applied to the door for no more than three seconds. Also, there can only be one delayed-egress device in means of egress
- Doors must open with only one releasing operation
- Means of egress must be clear and unobstructed at all times and useable in all weather conditions.

K147 – Electrical

- Unacceptable use of power strips (Daisy-chained, high current draw devices, medical equipment)
- Missing junction box, light switch or electrical outlet cover plates
- Extension cords being used for more than temporary use

Other topics discussed for K 147 tag:

1. Power strips can be used for TVs, computers- when used properly and they do not create a tripping hazard.

K25-Smoke Barriers

- Continuity of smoke barriers (Outside wall to outside wall or other smoke barrier and from floor to roof/floor deck above)
- Properly fire stopped penetrations (Existing penetrations must resist the passage of smoke. New penetrations need an approved through penetration system)
- Properly fire stopped smoke barrier/floor joint system (flutes of corrugated metal decks cannot be left open or be filled with only insulation or other loose filled material)
- Expandable foam cannot be used (Fire rated expandable foam does not contain a fire resistance rating. It only has a flame spread rating)
- Smoke barriers must be continuous to the roof deck of a roof/ceiling assembly

Other topics discussed for K 25:

1. Know where your smoke barriers go. They must be continuous to the outside wall.
2. Smoke/fire barriers-fire stop rating must be on both sides of the walls.

K52- Fire Alarm system Testing and Maintenance (K51-Fire Alarm system Installation)

- A fire alarm panel must be installed in a supervised location (24hr staffed or have a smoke detector connected to the fire alarm system the location)
- A trouble signal from the fire alarm system must be able to be heard 24hours a day
- Annual fire alarm system test documentation must be complete, accurate and show test results for all initiating and supervisory devices
- Smoke detectors must be located out of the direct airflow of an air supply or return
- Wall mounted smoke detectors must be installed between 4in and 12in of the ceiling (Measured to the center of the detector)

K56 –Sprinkler System Installation

- Sprinklers cannot be obstructed by other object (light fixtures, ducts, cubicle curtains, storage)
- Sprinklers must be properly spaced from other sprinklers (distance between tow sprinkler should be between 6ft and 15ft)
- Unsupported sprinkler pipe arm overs cannot exceed 24in for steel pipe (12in for copper pipe)
- Sprinkler pipes must be properly supported off the building structures (Hangers must be properly spaced for size and type of pipe and all installed hangers must be maintained in their installed locations)
- All areas of a building must be sprinkler protected for a building to be considered fully sprinklered (Combustible overhangs greater than 4ft, elevator machine rooms, electrical rooms, walk-in coolers/ freezers and closets are the most commonly omitted areas)

Other topics discussed for K56 tag:

1. Facilities must be sprinklered per provision by 8/13/2013 deadline.
2. Full suppression-would be full sprinklered –the entire premise